001.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	842,500 / 842,500
					USE VALUE:	842,500 / 842,500
					ASSESSED:	842,500 / 842,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	BOULEVARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCLAUGHLIN KEVIN J
Owner 2:	
Owner 3:	
Street 1:	228 WASHINGTON ST
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	MCLAUGHLIN KEVIN J TRUSTEE -
Owner 2:	23-25 BOULEVARD ROAD TRUST -
Street 1:	198 WALDEN STREET
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02140

NARRATIVE DESCRIPTION

This parcel contains 4,173 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2066 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4173.000	406,300		436,200	842,500
Total Card	0.096	406,300		436,200	842,500
Total Parcel	0.096	406,300		436,200	842,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.79 | /Parcel: 407.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 1189
GIS Ref:
GIS Ref:
Insp Date: 09/15/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	406,400	0	4,173.	436,200	842,600	842,600	Year End Roll	12/18/2019
2019	104	FV	316,300	0	4,173.	463,400	779,700	779,700	Year End Roll	1/3/2019
2018	104	FV	316,300	0	4,173.	338,000	654,300	654,300	Year End Roll	12/20/2017
2017	104	FV	296,200	0	4,173.	294,400	590,600	590,600	Year End Roll	1/3/2017
2016	104	FV	296,200	0	4,173.	250,800	547,000	547,000	Year End	1/4/2016
2015	104	FV	263,600	0	4,173.	245,300	508,900	508,900	Year End Roll	12/11/2014
2014	104	FV	263,600	0	4,173.	201,700	465,300	465,300	Year End Roll	12/16/2013
2013	104	FV	274,400	0	4,173.	191,900	466,300	466,300		12/13/2012

!116!

PRINT

Date	Time
12/10/20	15:59:35

LAST REV

Date	Time
10/06/17	08:29:26
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 116

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCLAUGHLIN KEVI	44010-52		11/1/2004	Family	1	No	No		
MCLAUGHLIN KEVI	26848-240		11/22/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	1189
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	372	PATRIOT
11/10/2000	Hearing Chag	189	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	243	PATRIOT
11/1/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4173		Sq. Ft.	Site		0	80.	1.31	1									436,152						436,200	

Total AC/HA: 0.09580 | Total SF/SM: 4173 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 436,152 | Spl Credit | Total: 436,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.15822840
Const Adj.:	0.98990101
Adj $ / SQ:	194.910
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588903
Depreciation:	182560
Depreciated Total:	406343

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 4				Baths: 2			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

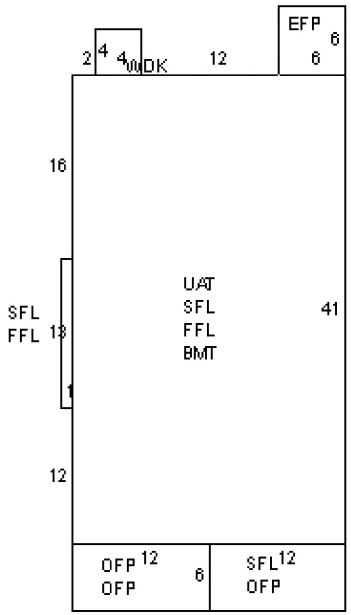
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	194.91
Special Features:	0	Val/Su Net:	114.00
Final Total:	406300	Val/Su SzAd	196.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,069	194.910	208,359
FFL	First Floor	997	194.910	194,326
BMT	Basement	984	58.470	57,538
UAT	Upper Attic	246	77.960	19,179
OFP	Open Porch	216	23.900	5,161
EFP	Enclos Porch	36	71.870	2,587
WDK	Deck	16	15.840	253
	Net Sketched Area:	3,564	Total:	487,403
Size Ad	2066	Gross Are	4302	FinArea 2066

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: